

Vendee shall carry insurance on the real estate in the amount of \$MAX. Ins. valuation and insurance on the personal property, equipment in the amount of \$ 8000.

It is further agreed and understood that all obligations incurred and chargeable against the said premises prior to the date of this agreement, shall be borne by the said Vendors, the said obligations to include but not necessarily limited to the State, County and City taxes for the year, 1954, water rent due the City of Myersville, and other charges due the City of Myersville, and that all charges subsequent to said date shall be borne by the Vendee, adjustment so made within thirty (30) days from the date of this Agreement.

The Vendors hereby warrant that they have a good and marketable title to the real estate, personal property, fixtures, etc., herein sold, free and clear of all liens and encumbrances, that said title is now vested in the Vendors and none other, with the exception of a claim or lien for Federal Taxes, as the case may be, the information concerning which tax lien has been given to the Vendee herein. The Vendors covenant that whenever the principal balance due under this contract of sale and all accrued interest shall have been paid in full, that they shall prepare or cause to be prepared at their expense a proper deed of conveyance to the property herein conveying the same to the Vendee or her heirs or assigns, which said deed shall convey a good and marketable, fee simple title, free and clear of all liens and encumbrances.

It is further covenanted and agreed that the Vendee during the term of this Contract of Sale will keep the improvements on the said premises in a good state of repair, make all necessary and essential repairs to the buildings as the same shall be required, and in addition thereto, will insure and keep insured by extended coverage insurance the improvements on said premises in an insurance company satisfactory to and approved by the said Vendors in an amount equal to the maximum insurable value of the said improvements on the said premises to be determined by the regulations of the Fire Underwriters Board, except, however, the said Vendee shall be under no obligation to keep said premises insured as aforesaid in excess of the balance remaining due on account of purchase money as hereinbefore provided when said balance has been reduced to an amount less than the maximum insurable value of the said improvements on the said premises, will pay all extended coverage insurance premiums, all taxes,